

**AUBURN CITY COUNCIL
AND
AUBURN URBAN DEVELOPMENT AUTHORITY
JOINT SESSION MINUTES
April 9, 2007**

The Joint Session of the Auburn City Council and the Auburn Urban Development Authority was held in the Council Chambers, City Hall, 1225 Lincoln Way, Auburn, California on Monday, April 9, 2007 immediately following the 6:00 p.m. City Council Meeting with Mayor/Authority Chair Robert Snyder presiding and City Clerk/Authority Secretary Joseph G.R. Labrie recording the minutes.

CALL TO ORDER

ROLL CALL:

Council Members Present: J. M. Holmes, Kevin Hanley, Keith Nesbitt, Bridgett Powers, Bob Snyder

Authority Members Present: J. M. Holmes, Kevin Hanley, Keith Nesbitt, Bridget Powers, Bob Snyder

Staff Members Present: Executive Director Robert Richardson, City Attorney Michael Colantuono, Community Development Director Will Wong

1. **Public Comment**

PUBLIC HEARING

2. **Auburn Redevelopment Plan, Amendment No. 1**

Executive Director Richardson entered some items into the record:

Exhibit No. 1 Affidavits of Publication of Notice of Joint Public Hearing and the Continuation of the Joint Public Hearing

Exhibit No. 2 Certificates of Mailing the Notice of Joint Public Hearing on the Proposed Amendment Plan and the continuation of the Joint Public Hearing to each assessee, residential occupants and business occupants in both the original project area and the amended area together with a statement regarding the acquisition of property and to

the governing body of each taxing agency, to the Department of Finance and the Department of Housing and Community Development.

The Mayor outlined the procedure to be followed for the meeting in accordance with Community Redevelopment Law of the State of California. The staff presentation will be given by Ernie Glover, Don Fraser and Ms. Iris Yang. He stated that at the conclusion of procedural events, the hearing would be continued to Monday, April 23, 2007. He advised that no action would be taken on the amended plan until the conclusion of the joint public hearing on April 23rd.

City Manager/AUDA Executive Director stated that the "Authority proposes to amend the redevelopment plan to add certain area, referred to as the amendment area, to the redevelopment project area and extend certain time limits with respect to the original project area." He then introduced the consulting team from GRC Redevelopment Consultants.

Ernie Glover stated that he had with him Don Fraser and Paul Schowalter who all worked on the proposal. He provided an overview of the redevelopment process and some background information "that essentially set the contents for the proposed amendment." He summarized the contents of the Authority's report to the Council, the amended redevelopment plan and the final environmental impact report. Mr. Glover explained the proposal, how it works, what is considered blight, and existing conditions.

Don Fraser from Frasier and Associates stated that his firm works with GRC on redevelopment plan adoptions and amendments and does the financial work on them. He explained how redevelopment is funded, what is a tax increment, tax increment details, impacts on local agencies, and local agency shares.

Ernie Glover outlined where the money goes, the process, and why redevelopment is utilized. Council and AUDA questions followed.

Ernie Glover stated that his firm, GRC Consultants, had prepared a "programmatic Environmental Impact Report as opposed to a specific project report." He explained that since the projects in the plan are very general in nature, the EIR itself had to be very general. He added that as individual projects are developed they will receive more "project-orientated, refined environmental review." He stated that "the EIR found no significant environmental impact and no new mitigation measures were required as a result of the implementation of the redevelopment plan." Council questions followed.

The Mayor opened the hearing to those who wanted to speak regarding the proposed amendments or the EIR.

Harvey Eisley, 12450 Lee's Drive, Auburn, stated that in light of new state rulings, any area can be considered blighted no matter how minuscule the problem. He questioned the cost to the taxpayers of the city. He also asked what the preliminary report has already cost the city and questioned the rezoning of the "nursery property." Mr. Eisley presented several more questions. The mayor advised all questions will be addressed after completion of all public comment.

Janice Forbes, 165 Lubeck Road, Auburn, introduced herself as a member of the Auburn Economic Development Commission. She requested that her previous testimony in support of the amendment be included in the record.

Rich Holt stated that about ten years ago he chaired the Transportation Working Group of the 2020 Vision for a Greater Auburn. He stated that this is an opportunity for long-awaited implementation. He advised that when his group sent out questionnaires for public comment and every respondent mentioned Highway 49 in one aspect or another. He supported the area being included in the redevelopment area.

Steve Galyardt, President of the Auburn Chamber of Commerce, stated the Chamber's support of the expansion of the redevelopment area boundaries.

Sue Burkett, Auburn Cemetery District, P. O. Box 4357, Auburn 95604, spoke on behalf of the Cemetery District. She advised that trustees had asked her to ask the Council and the Authority if there were any questions that needed to be answered by the District. She stated that the District's long term Capital Improvement Policy will be affected by the diversion of property tax revenues to the Redevelopment Plan, causing a negative impact on the Cemetery District. The only revenue that the district has is property tax revenues and customer fees. She asked that the integrity of the cemetery be maintained at all times. She advised that the district disagrees with the findings of the AUDA that the Old Auburn Cemetery is blighted and its classification as "urbanized."

Monte Reynolds introduced himself as an Auburn business owner and Chair of the Auburn Economic Development Commission. He stated his supported of the Redevelopment Plan.

Earl Eisley, 380 Nevada Street, Auburn, stated that he owns the nursery. He argued that his property is agricultural and he is opposed to pictures being taken from his parking lot. He stated that his greenhouses are

equipment, not buildings as deemed by the I.R.S. He questioned eminent domain regarding his property, although residential is excluded. He asked that he be excluded from the Redevelopment Area.

Harvey Roper, member of the Auburn Economic Development Commission, supported the Redevelopment Plan.

Bud Richardson, 740 Grand View, Auburn, member of the Auburn Economic Development Commission, supported the Redevelopment Plan.

Scott Christensen, 435 Perkins Way, stated his support of the redevelopment amendment. He was specifically interested in the beautification of the Highway 49 corridor.

Bob Dasaro, 240 Hidden Creek Drive, Auburn, asked why the deadline is April 23rd. He stated that residents of his area were not provided an announcement of the August 10th meeting. He asked about a traffic impact study and other issues related to the amendment. Mr. Dasaro requested that the proposed date of plan acceptance be postponed so that more time can be provided the public for plan review.

Bill Pryor stated that he owns the 700 block of High Street and part of the 800 block. His son owns the 700 block of Lincoln Way and the 900 block. He expressed his full support for the redevelopment plan amendment. He said it will be for the betterment of Auburn.

RECESS – 5 minute break

Ernie Glover briefly answered as many questions as was possible at that time. He said he would not address the statements, only the questions.

In response to Mr. Eisely's question, the program will be implemented by the Auburn Urban Development Authority and the City of Auburn over approximately a 30-year period. Redevelopment plans are not contracted out.

Mr. Glover said that with respect to Highway 49, the interest is in building reconstruction, renovation, and renewals. He said very little, if any, would involve commercial eminent domain. He said it is very expensive to pursue eminent domain and the city would have to show that there were no alternatives before utilizing it. Additionally, redevelopment does not get involved in zoning or rezoning. The \$12,000,000 for Nevada Street improvements represents estimates by Public Works Department and is "not indicative in any way of a plan having been drawn and costed." He said the 87,000 square feet of buildable land is primarily along Nevada Street.

Glover stated that the Cemetery District raised a number of questions relative to the redevelopment plan and submitted written comments. He said that the response to the written comments is in the report to the City Council. He advised that the cemetery is classed as an "urban use," because of what the community redevelopment law says. The Easley property entails many definitions regarding agriculture use.

Glover responded to Mr. Dasaro explaining the April 23rd hearing date. He advised that notification was not sent to Mr. Dasaro because he is outside of the project area. He reiterated that a redevelopment plan is a long-term plan and does not change the general plan in anyway. Standard mitigation measures are implemented on a project-by-project basis and would occur on any project within the city.

Harvey Easley questioned the rezoning issue, referring to various pages in the report. Community Development Director Will Wong and City Attorney Michael Colantuono responded that the documents reflect the existing zoning and that is not changing. City Manager Richardson offered to meet with Mr. Easley to go through the items entailed in the \$12,000,000 projection for Nevada Street improvements over the life of the plan.

Iris Yang explained that if specific projects developed there would be public hearings for each project. She said the adoption of the amendment does not commit the agency to any specific projects.

Council, consultants, and public questions and discussion followed regarding eminent domain and future projects.

By **MOTION** continue the Joint Public Hearing until April 23, 2007 at 6:00 p.m. at which time presentation of evidence and testimony on the amendments and EIR will continue. **MOTION: Holmes/Nesbitt/ Approved by Voice**

Council unanimously directed the City Manager to move forward with boundary adjustments with the Planning Commission in the coming week.

ADJOURNMENT

Mayor/Chair Snyder adjourned the meeting at 8:45 p.m.

Robert Snyder, Mayor

Robert Snyder, Chair

Joseph G. R. Labrie, City Clerk

Joseph G. R. Labrie, Secretary

Summary minutes transcribed by Anne M. Cooley, Deputy City Clerk.

Verbatim transcript by Ruth E. Diederich, Court Reporters, Certified Shorthand Reporter, 1000 Sunrise Avenue, Suite 9B, PMB 346, Roseville, CA 95661.